



**తెలంగాణ రాజ పత్రము**  
**THE TELANGANA GAZETTE**  
**PART-II EXTRAORDINARY**  
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HYDERABAD, TUESDAY, DECEMBER 28, 2021.

**NOTIFICATIONS BY HEADS OF DEPARTMENTS Etc.**

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**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

DRAFT VARIATION TO THE HMDA - PLANNING - FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO MANUFACTURING USE ZONE IN YELLAMPET (V), MEDCHAL (M), MEDCHAL-MALKAJGIRI DISTRICT.

**Lr. No. MED 020000828252/MP1/Plg-3/TS-iPASS/HMDA/2021:-**The following Draft Variation to the Land Use envisaged in the notified Master Plan MDP-2031 vide G.O.Ms.No. 33, MA & UD, dated: 24-01-2013 which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Act, 2008 (Act No. 8 of 2008).

**DRAFT VARIATION**

The site in Sy.No. 179/P, 180/P, situated at Yellampet (V), Medchal (M), Medchal-Malkajgiri District to an extent of 20234.30 Sq. mts which is presently earmarked for residential use zone in the Notified Master Plan MDP - 2031, vide G.O.Ms. No. 33, MA & UD, dated: 24-01-2013 is now proposed to be designated as manufacturing use zone for setting up of Elastic rail clips tension clamps unit under "Orange" category with the following conditions:

- The applicant shall pay the conversion charges and publication charges to HMDA as per rules in force before issue of final orders.
- The applicant shall comply with the conditions laid down in the G.O.Ms No. 168 dt: 07-04-2012 and G.O.Ms. No. 33 MA, dt: 24-01-2013.
- The applicant has to leave 3.00 Mtrs buffer strip towards designated residential use zone land use in order to segregate Industrial activity from the residential use zone activity.
- The applicant shall maintain the road of 30.00mts up to the site as per G.O.Ms.No. 106 and also pay the road impact fees to an amount of Rs. 1214058/- as per G.O.Ms.No. 106 Dt. 06-07-2020, along with conversion charges of Rs. 2428116/- to HMDA as per rules in force before issue of final orders.
- Applicant shall handover over the 12.00mts wide approach road area from main road (NH-44)) upto the proposed site to local authority at free of cost to avoid any future complications.
- The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.

- g) The applicant shall obtain prior permission from HMDA before undertaking any development of the site under reference.
- h) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- i) CLU shall not be used as proof of any title of the land.
- j) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- k) Consideration for CLU doesn't confer any title over the land.
- l) The change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- m) The applicant shall handover the road affected portion as per G.O.Ms.No. 106 Dt. 06-07-2020 to local body by way of registered gift deed.

Further it is submitted that the Schedule of Boundaries are as below.

### **SCHEDULE OF BOUNDARIES**

North	: Sy.No. 179/P, 180/P of Yellampet (V).
South	: Sy.No. 179/P, 180/P of Yellampet (V).
East	: Sy.No. 176/P, 181/P of Yellampet (V) & 12.00mts approach road as per Memorandum of Understanding to Grant RIGHT OF WAY/ACCESS (MOU) to be handed over to the local body at free of cost to avoid any future complications
West	: Sy.No. 179/P of Yellampet (V).

**DRAFT VARIATION TO THE HMDA - PLG - FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO MANUFACTURING USE ZONE IN MALKAPUR VILLAGE OF MUCHERLA VILLAGE, HATNOOR MANDAL, SANGAREDDY DISTRICT.**

**Lr. No. LRG 024003930020/MP1/Plg/TS-iPASS/HMDA/2021:-**The following Draft Variation to the Land Use envisaged in the notified Master Plan MDP-2031 vide G.O.Ms.No. 33, MA & UD, dated: 24-01-2013 which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Act, 2008 (Act No. 8 of 2008).

### **DRAFT VARIATION**

The site in Sy.Nos. 38/P, 39/P, 40/P & 41/P of Malkapur Village and Sy.Nos. 176/P & 177/P of Mucherla village, Hatnoor Mandal, Sangareddy District to the next extent of 29217.55 Sq.mts which is presently earmarked for conservation use zone in the MDP-2031 notified vide G.O.Ms. No. 33 MA & UD, dated: 24-01-2013 is now proposed to be designated as Manufacturing Use zone for setting up of unit for Craft Paper under 'Red' category with the following conditions:

- a) The applicant shall pay the conversion charges and publication charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms No. 168, dt: 07-04-2012 and G.O.Ms. No. 33 MA, dt: 24-01-2013.
- c) The applicant has to handover road affected area under 30.00 mtrs & 90.00 mts wide notified roads as per MDP-2031 to an extent of 12013.35 Sq.mts to the concerned local body by way of registered gift deed at free of cost before release of building plans from HMDA.
- d) The applicant has to leave 3.00 Mtrs Green buffer strip all along the site in order to segregate industrial activity from the other use activities.

- e) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- f) The applicant shall obtain prior permission from HMDA before undertaking any development of the site under reference
- g) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- h) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan road area covered within the applicant site.
- i) CLU shall not be used as proof of any title of the land.
- j) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- k) The change of land use does not bar any public agency including HMDA/Local Authority to acquire Land for any public purpose as per law.

Further it is submitted that the Schedule of Boundaries are as below

#### **SCHEDULE OF BOUNDARIES**

North	:	Sy.Nos. 178/, & 180/P of Mucherla (V).
South	:	Sy.Nos. 44 & 39/P of Malkapur (V).
East	:	Sy.No. 39/P of Malkapur (V) and Sy.Nos. 176/P & 175/P of Mucherla (V).
West	:	Sy.Nos. 33, 38/P, 40/P & 41/P of Malkapur (V), Existing 32.00 mts wide BT road proposed to be widened to 90.00 mtrs wide MDP-2031 road.

Hyderabad,  
14-12-2021.

(Sd/-),  
*For Metropolitan Commissioner, HMDA.*

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